

In re:

Leslie Klein

Debtor

Case No. 23-10990-SK

Chapter 11

District/off: 0973-2

User: admin

Page 1 of 4

Date Rcvd: Nov 17, 2023

Form ID: pdf042

Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol

Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 19, 2023:

Recip ID	Recipient Name and Address
db	+ Leslie Klein, 322 N. June Street, Los Angeles, CA 90004-1042

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 19, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 17, 2023 at the address(es) listed below:

Name	Email Address
------	---------------

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on behalf of Interested Party Courtesy NEF Alan.Tippie@gmlaw.com  
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Baruch C Cohen

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User: admin

Page 2 of 4

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Bradley D. Sharp (TR)

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Christopher M McDermott

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Clarisse Young

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User: admin

Page 3 of 4

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District/off: 0973-2

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Page 4 of 4

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United States Trustee (LA)

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TOTAL: 72

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6 Counsel to Bradley D. Sharp, Chapter 11 Trust

FILED & ENTERED

NOV 17 2023

CLERK U.S. BANKRUPTCY COURT  
Central District of California  
BY **may** DEPUTY CLERK

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION

11 In re  
12 LESLIE KLEIN,  
13 Debtor.

Case No. 2:23-bk-10990-SK

## Chapter 11

**ORDER GRANTING MOTION AND  
AUTHORIZING (1) SALE OF REAL  
PROPERTY COMMONLY KNOWN AS  
3752 OCEAN DRIVE, OXNARD,  
CALIFORNIA, FREE AND CLEAR OF  
ALL LIENS, CLAIMS AND  
ENCUMBRANCES PURSUANT TO 11  
U.S.C. §§ 363(b) AND (f); AND (2)  
PAYMENT OF REAL ESTATE  
BROKERS' COMMISSION AND SALE  
RELATED EXPENSES**

[3752 Ocean Drive, Oxnard, California]

Date: November 15, 2023  
Time: 9:00 a.m.  
Crtrm.: 1575

Judge: Hon. Sandra R. Klein

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1       A hearing was held on November 15, 2023, at 9:00 a.m., before the Honorable Sandra R.  
2 Klein, United States Bankruptcy Judge for the Central District of California, in Courtroom 1575  
3 located at 255 East Temple Street, Los Angeles, California, on the *Motion For Order Authorizing*  
4 *(1) Sale of Real Property Commonly Known as 3752 Ocean Drive, Oxnard, California, Free and*  
5 *Clear of All Liens, Claims and Encumbrances Pursuant to 11 U.S.C. §§ 363(b) and (f); And (2)*  
6 *Payment of Real Estate Brokers' Commission and Sale Related Expenses* [Docket No. 452] (the  
7 “Motion”)<sup>1</sup>, filed by Bradley D. Sharp, the duly appointed, authorized and acting chapter 11  
8 trustee (the “Trustee”) in the above-captioned bankruptcy case. Appearances were made as noted  
9 on the record.

10       The Court having read and considered the Motion and all papers filed in support thereof, as  
11 well as the position statement filed by U.S. Bank [Docket No. 462], and, following the auction  
12 conducted during a recess via zoom, having found that the Successful Bid and the Back-Up Bid  
13 (each as defined below) are the “highest and best” bids received with respect to the proposed sale,  
14 and that each of the Successful Bidder and the Back-Up Bidder are entitled to “good faith”  
15 protection in accordance with 11 U.S.C. §363(m), and having found that the holders of any and all  
16 liens, claims and encumbrances to be sold “free and clear” of will be paid in full from the proceeds  
17 of the sale or have consented to the proposed sale, and with good cause shown,

18       IT IS HEREBY ORDERED:

19       1.       The Motion is GRANTED.  
20       2.       The Trustee is authorized to sell pursuant to 11 U.S.C. §363(b) the real property  
21 commonly known as 3752 Ocean Drive, Oxnard, California and assigned APN: 206-0-252-290,  
22 legally described as Lot 20, Block E, of Hollywood Beach Tract, in the County of Ventura, State  
23 of California, as per Map recorded in Book 13 Page 2 of Maps, in the Office of the County  
24 Recorder of said County (the “Oxnard Property”), as further set forth herein.

25  
26  
27  
28 <sup>1</sup> Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

1       3.     The bid from Pavel Sterin or his designated nominee (the “Successful Bidder”), in  
2 the amount of \$2,160,000.00, is approved as the winning bid (the “Successful Bid”). The  
3 Successful Bid is the “highest and best” offer the Trustee has received for the Oxnard Property.

4       4.     The bid from Robert Crown (the “Back-Up Bidder”) in the amount of  
5 \$2,150,000.00, is approved as the back-up bid (the “Back-Up Bid”). The Back-Up Bid is the  
6 second “highest and best” offer the Trustee has received for the Oxnard Property.

7       5.     Each of the Successful Bidder and Back-Up Bidder are deemed a “good faith  
8 purchaser” pursuant to 11 U.S.C. § 363(m).

9       6.     The Oxnard Property shall be sold “as is,” “where is,” “with all faults,” and without  
10 warranty or recourse, pursuant to 11 U.S.C. §363(b).

11       7.     The Oxnard Property shall be sold free and clear of the following liens, claims,  
12 encumbrances or other interests, pursuant to 11 U.S.C. §363(f), as the holders of such liens,  
13 claims, encumbrances or other interests shall be paid from the proceeds of the sale or have  
14 consented to the sale and the recordation of this order with the Ventura County Recorder shall  
15 constitute a discharge, termination, and cancellation as to the Oxnard Property of all such liens,  
16 claims, encumbrances, or other interests, without the need for their reconveyance or release:

17           a.     A deed of trust, recorded on May 24, 2005, as Instrument No. 20050524-  
18 0125088 in the Ventura County Recorder’s Office, in favor of Mortgage Electronic Registration  
19 Systems, Inc., as nominee for Countrywide Home Loans, Inc. having been assigned of record to  
20 U. S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National  
21 Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through  
22 Certificates, Series 2005-F, by assignment recorded on April 28, 2023, as Instrument No.  
23 2023000029877 in the Ventura County Recorder’s Office (the “First Trust Deed”);

24           b.     A deed of trust, recorded on May 24, 2005, as Instrument No. 20050524-  
25 0125089 in the Ventura County Recorder’s Office, in favor of Mortgage Electronic Registration  
26 Systems, Inc., as nominee for Countrywide Home Loan [sic], Inc. having been assigned of record  
27 to Citizens Bank, N.A., by assignment recorded on December 14, 2022, as Instrument No.  
28 2022000115856 in the Ventura County Recorder’s Office (the “Second Trust Deed”); and

5       8.      The Trustee shall pay through escrow: (a) all undisputed amounts owed on the First  
6 Trust Deed and the Second Trust Deed; (b) all outstanding real property taxes due and owing to  
7 the Ventura County Treasurer - Tax Collector upon closing of the Sale; and (c) broker  
8 commissions and expenses not to exceed \$3,254.72, escrow fees, title insurance premiums and  
9 other ordinary and typical closing costs and expenses payable by a seller.

10        9. Any liens, claims or encumbrances on the Oxnard Property not otherwise paid off  
11 shall have the same validity, priority, and scope with respect to the sale proceeds as such liens,  
12 claims or encumbrances had against the Oxnard Property as of the petition date, subject to any and  
13 all of the Trustee's rights to object to, dispute, or subordinate such liens, claims or encumbrances.

14 || 10. The 14-day stay under Bankruptcy Rule 6004(h) is waived.

# # #

23 || Date: November 17, 2023

Saudia S. C.

Sandra R. Klein  
United States Bankruptcy Judge